



**david bailes**  
property professionals

**9/9a North Road,  
Catchgate, Stanley, DH9 8LD**

- Freehold commercial plot approx. 138 sq.m
- Three garages: two pre-cast concrete, one brick-built with mezzanine
- Secure gated yard
- Ideal for storage, workshop use or investment

**£45,000**







## Property Description

Located to the rear of North Road in Catchgate (DH9 8LD), this freehold commercial site offers an excellent opportunity for investors, tradespeople, or those seeking secure storage space. The plot measures approximately 138 sq.m and comprises three garages plus an enclosed yard area, providing versatile use options.

Two of the garages are of pre-cast concrete construction, while the larger third garage is brick-built with additional mezzanine storage, ideal for equipment, tools or vehicles. The gated yard offers further space for parking, external storage, or future enhancement (subject to necessary consents).

Its position just off North Road provides convenient access to nearby transport links, Stanley town centre and surrounding villages.

Located to the rear of North Road in Catchgate (DH9 8LD), this freehold commercial plot offers a versatile opportunity for investors, tradespeople or those seeking secure storage space. The site extends to approximately 138 sq.m and includes three garages-two of pre-cast concrete construction and a larger brick-built unit with useful mezzanine storage.

A gated yard provides additional parking or external storage and enhances overall security. The location offers convenient access to Stanley, public transport links and surrounding villages.

The site lends itself to a variety of uses such as storage, workshop space or small-scale commercial operations, and may offer potential for redevelopment, subject to obtaining the necessary planning permissions.

Key Features

Freehold commercial plot approx. 138 sq.m

Three garages: two pre-cast concrete, one brick-built with mezzanine

Secure gated yard

Ideal for storage, workshop use or investment

Potential for redevelopment (STPP)

GARAGE A

24' 9" x 12' 1" (7.55m x 3.70m) Brick-built with secure roller shutter, stairs providing access to first floor storage area.

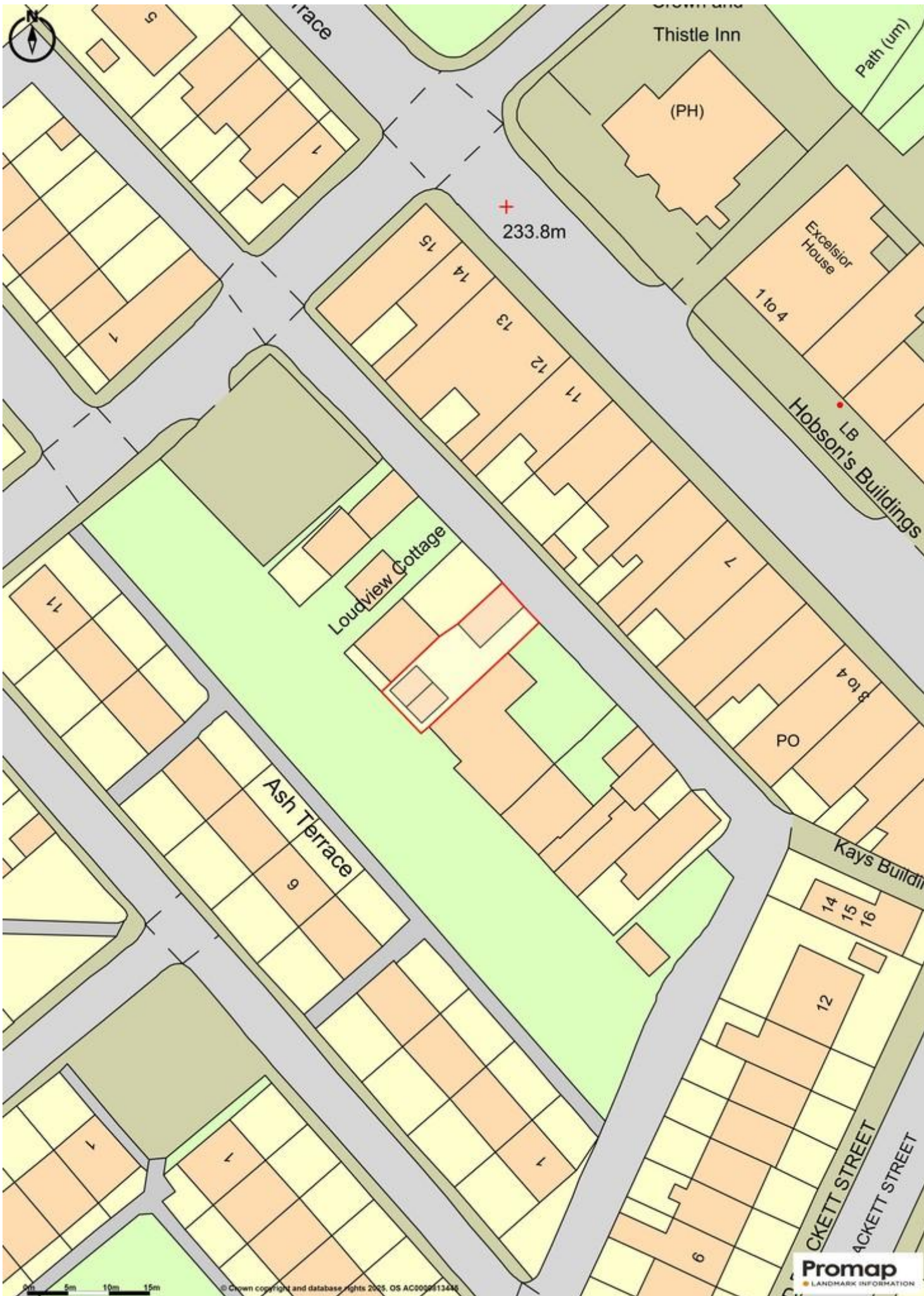
GARAGE B

15' 1" x 8' 4" (4.61m x 2.56m) Pre-cast concrete garage with twin doors.

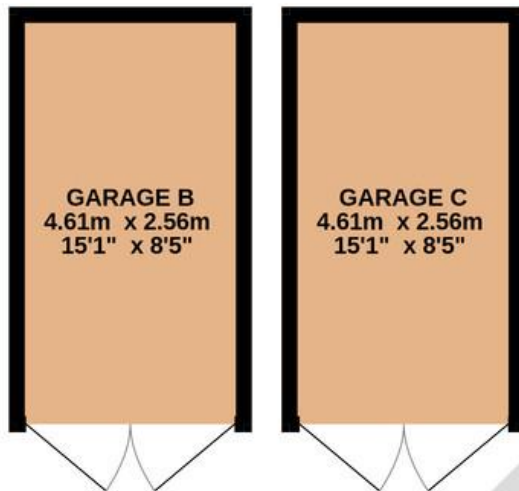
GARAGE C

15' 1" x 8' 4" (4.61m x 2.56m) Pre-cast concrete garage with twin doors.



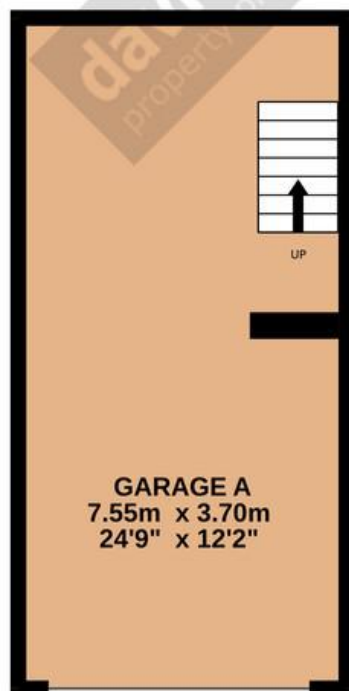


GROUND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA : 51.2 sq.m. (551 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)  
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 1pm

